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V. 2
Addendum

TOWN OF PARADISE

1994 GENERAL PLAN

VOLUME II
DRAFT ENVIRONMENTAL IMPACT REPORT

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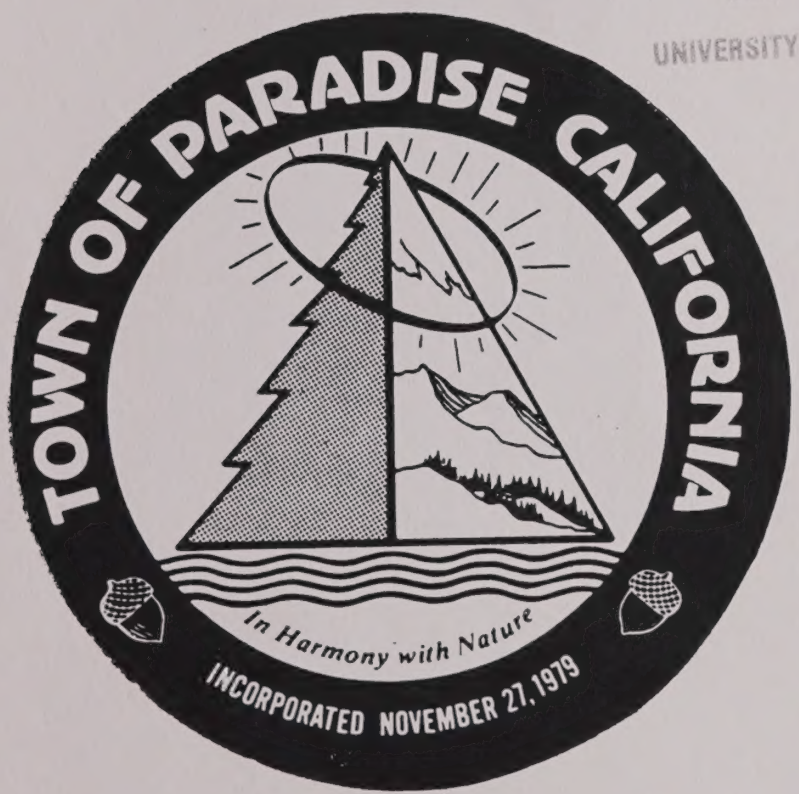

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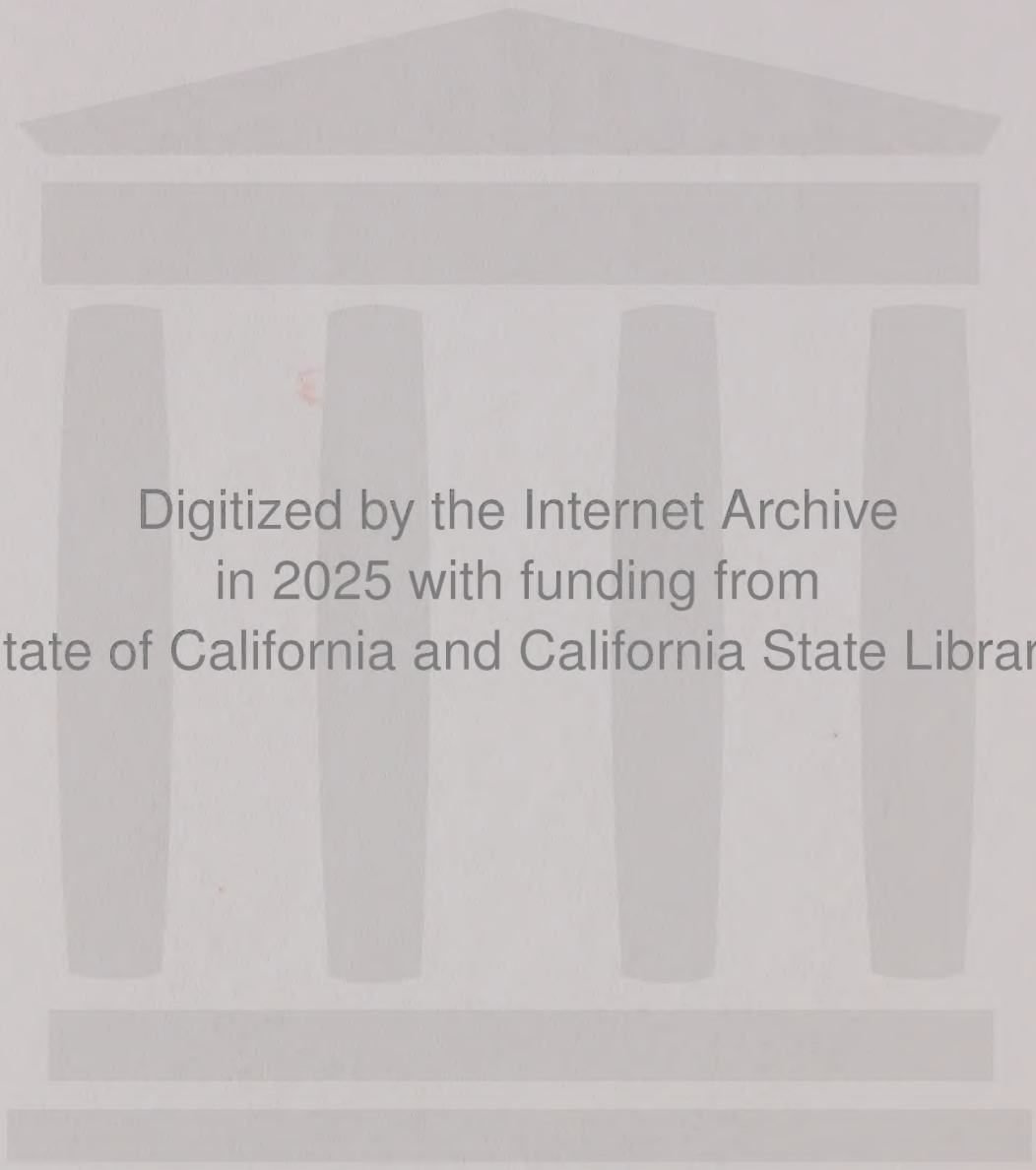
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1.0 INTRODUCTION

The intent of this environmental document is to provide an addendum to the previously prepared draft *Environmental Impact Report* (EIR) for the Paradise *General Plan*. The draft EIR was originally released in May of 1992, circulated through the state clearinghouse, and made available for public comment through an extended review period.

Subsequent to the closure of the public review and comment period, and prior to the conduct of public hearings, the Paradise General Plan Revision Steering Committee directed staff to make changes to the draft policy document. These comprehensive changes, were geared towards restructuring the approach of the plan into a *growth management plan*, and reducing potential build out and population projections by modifying the draft *General Plan* land use designation map.

The purpose of this draft EIR addendum is to provide an analysis of the potential environmental impacts resulting from the changes and revisions to the draft *General Plan*. Because the plan has been revised to reduce potential residential build out and population growth over the fifteen-year planning period, it is not anticipated that new and significant adverse environmental impacts will result from plan implementation.

Pursuant to Section 15164 of the California Environmental Quality Act guidelines, this addendum is being prepared, rather than a subsequent or supplemental EIR for the following reasons:

1. The changes in the project (draft *General Plan*) will not require revisions of the previous draft EIR due to the involvement of new significant environmental impacts not considered in the previous draft EIR.

2. No substantial changes in the circumstances under which the project is being undertaken, such as substantial deterioration in air quality, have occurred since the production of the draft EIR.

3. No new important information that will cause new significant environmental impacts has become available since the production of the draft EIR.

4. The revisions and changes to the project (draft *General Plan*) will not cause previously insignificant environmental impacts to become significant.

5. No mitigation measures or project alternatives not previously considered in the draft EIR have been identified that would lessen one or more significant effects upon the environment.

This EIR addendum accompanies Volume II, *draft Environmental Impact Report*, Volume I revised *Policy Document*, Volume III, *Environmental Setting Document* and the associated land use designation map, circulation diagram and environmental constraints diagrams.

Together, these documents *(Volumes I, II and III)*, maps and diagrams constitute the draft Paradise *General Plan*.

2.0 *DESCRIPTION OF CHANGES AND REVISIONS TO THE DRAFT POLICY DOCUMENT (VOLUME I)*

The primary changes and revisions to the draft *General Plan* involve restructuring it into a *growth management plan*. This was accomplished in a number of ways. First, by incorporating a land use planning tool termed "constraints analysis" to influence land use designations, dictate the assignment of future zoning classifications, and guide the future design and review of development proposals. The plan now calls for lower density and less land use intensity on lands containing both infrastructural and environmental constraints. Land use designations and build out projections have been influenced by these types of constraints, and the plan requires residential densities and land use intensities to be based upon the degree of constraints affecting properties.

Second, the smallest minimum parcel size for new lots created for single-family residential development (divisions of land) is now predominantly one-half net acre, rather than up to three to five parcels per gross acre as suggested in the earlier draft plan. The "T-R" (Town-Residential) land use designation would potentially allow up to three dwelling units/parcels per net acre. However, it is estimated that this change would only result in approximately thirty-nine additional units/parcels within the primary study area. This will serve to reduce potential build out, and potentially limit ultimate population growth over the fifteen-year planning period.

Third, specific police and fire response times thresholds have been established and highlighted in the plan. If the town Police Department or Fire Department cannot respond to an emergency at a proposed development site within the time thresholds established by the plan, the development cannot be approved.

Fourth, specific traffic service levels have been established in the circulation element of the plan. If the level of service at intersections or along roadways will erode below the threshold level established by the plan as a result of a proposed project, then it cannot be approved.

Finally, the plan suggests an overriding policy of requiring development to be designed to accommodate constraints, rather than altering the environment to accommodate the development project.

Other major changes to the draft *General Plan* include the following:

- A change in the land use designation of properties in the southern portion of town from "S-R" (Suburban-Residential) to "A-R" (Agricultural-Residential).

- Changes in the housing element to more strongly promote rehabilitation of existing dwelling units rather than the construction of new units, and to provide a more personalized approach to the future planning for housing in Paradise. Also, to assure its consistency with the growth management thrust of the plan.

- Putting more "teeth" into the open space/conservation element. Placing more of an emphasis on open space acquisition, promoting a strong relationship with the Paradise Recreation and Park District, and promoting agricultural land preservation.

- Modifying the circulation element to reflect the growth management thrust of the plan. Revising circulation system classifications to reflect a more rural character.

- Modify (soften) language regarding the community collection sewer system, and add language regarding the Paradise onsite wastewater management zone (district).

TABLE 2-1
GENERAL PLAN BUILD OUT - ACREAGE, DWELLING UNITS AND POPULATION (PRIMARY AREA)

Land Use Designation	Existing Acreage by Land Use[1]	Existing Units/ Sq. Ft.[2]	Potential New Acreage[3]	Potential New Units/ Sq. Ft.[4]	Build out Units/ Sq. Ft.[5]	Total Persons[6]	Total Planned Acreage[7]
Agricultural-Residential	-	-	2,587	517 u	517 u	1,205	2,587
Rural-Residential	-	-	454	908 u	908 u	1,911	5,015
Town-Residential	5,348	10,883 u	78	156 u	11,039 u	25,721	2,283
Multi-Family Residential	146	796 u	92	390 u	1,186 u	2,277	465
Neighborhood-Commercial	-	-	6	38,670 sf	38,670 sf	-	26
Central-Commercial	-	-	4	87,120 sf	87,120 sf	-	128
Town-Commercial	318	1,558,124 sf	39	451,380 sf	2,009,504 sf	-	433
Business-Park	-	-	-	-	-	-	-
Light-Industrial	30	310,500 sf	141	1,006,236 sf	1,316,736 sf	-	212
Community-Service	56	195,000 sf	71	87,120 sf	282,120 sf	-	166
Public-Institutional	414	666,405 sf	-	-	666,405 sf	-	175
Recreational	147	-	0.5	-	-	-	210
Open-Space/Agricultural	145	-	-	-	-	-	145
Timber-Production	-	-	-	-	-	-	-
Totals						31,114 29,752[8]	**11,845**

1 Based on existing land use survey.

2 Based on Housing Condition Surveys, March 1991 and February 1990, and documentation for the development of the Paradise Area Transportation Model Planning prepared for the Butte County Council of Governments, October 1990; Mobile homes are included with single-family units.

3 Based on land use designation and vacant land gross acreage (**it is estimated that these figures could be reduced up to ten percent when figuring net rather than gross acreage**).

4 Based on population density and building intensity ratios contained in Table 2-1. Residential densities are figured on the averaged allowable density; A-R density is figured on one unit per five acres. Commercial, Business Park and Industrial calculations allow for property constraints.

5 Based on existing plus potential new, allowing for property constraints, and where data on existing square footage is available.

6 Based on average household size of 2.33 for single-family dwellings and 1.92 for multiple-family dwellings.

7 Based on total net acres allocated to each land use designation under *General Plan*.

8 Based on total gross acres allocated to each land use category under General Plan (**it is estimated that these figures could be reduced up to ten percent when figuring net rather than gross acreage**).

TABLE 2-1
GENERAL PLAN BUILD OUT - ACREAGE, DWELLING UNITS AND POPULATION (SECONDARY AREA)

Land Use Designation	Acreage[1]	Potential New Units/Sq. Ft.[2]	Existing Units/Sq. Ft.[3]	Build out Units/ Sq. Ft.[4]	Total Persons[5]
Agricultural-Residential	3,678	736 u	-	736 u	1,715
Rural-Residential	2,300	1,000 u	4,906 u	5,096 u	11,874
Town-Residential	-	-	-	-	-
Multi-Family-Residential	-	147 u	12 u	159 u	305
Neighborhood-Commercial	1	-	10,890 sf	10,890 sf	-
Central-Commercial	-	-	-	-	-
Town-Commercial	330	-	99,350 sf	99,350 sf	-
Business-Park	280	896,819 sf	-	896,819 sf	-
Light-Industrial	-	-	10,000 sf	10,000 sf	-
Community-Service	63	108,900 sf	-	108,900 sf	-
Public-Institutional	1,398	-	121,737 sf	121,737 sf	-
Recreational	262	-	-	-	-
Open-Space/Agriculture	8,811	-	-	-	-
Timber-Production	588	-	-	-	-
Totals	**17,711**				**13,894**

1 Based on total net acres allocated to each land use designation under *General Plan*.

2 Based on population density and building intensity ratios contained in Table 2-1. Residential densities are figured on the averaged allowable density; A-R density is figured on one unit per five acres. Commercial, Business Park and Industrial calculations allow for property constraints.

3 Based on Housing Condition Surveys, March 1991 and February 1990, and documentation for the development of the Paradise Area Transportation Model Planning prepared for the Butte County Council of Governments, October 1990; Mobile homes are included with single-family units.

4 Based on existing plus potential new, allowing for property constraints, and where data on existing square footage is available.

5 Based on average household size of 2.33 for single-family dwellings and 1.92 for multiple-family dwellings.

IMPORTANT NOTE: It is estimated that the numbers in the above table could be reduced up to ten percent when figuring net rather than gross acreage. Accordingly, the projected population (total persons) at build out of net acreage would be approximately 12,505.

TABLE 2-1
GENERAL PLAN BUILD OUT
ACREAGE, DWELLING UNITS AND POPULATION
FULL BUILD OUT
(PRIMARY AND SECONDARY AREAS)

Land Use Designation	Total Acres	Total Units	Total Persons	Total Sq. Ft.
Agricultural-Residential	6,265	1,253	2,919	-
Rural-Residential	7,315	6,004	13,989	-
Town-Residential	2,283	11,039	25,721	-
Multi-Family-Residential	465	1,345	2,582	-
Neighborhood-Commercial	27	-	-	49,560
Central-Commercial	128	-	-	87,120
Town-Commercial	763	-	-	2,108,854
Business-Park	197	-	-	556,653
Light-Industrial	212	-	-	1,326,736
Community-Service	229	-	-	391,020
Public-Institutional	1,573	-	-	788,142
Recreational	472	-	-	-
Open-Space/Agricultural	8,956	-	-	-
Timber-Production	588	-	-	-
Totals using gross acreage	**29,473**	**19,641**	**45,211**	
Totals using net acreage	**29,526**	**18,659**	**45,257**	

3.0 *ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES*

3.1 INTRODUCTION

The draft *Environmental Impact Report* (DEIR) for the Paradise *General Plan* primarily uses the goals, objectives, policies and implementation measures as mitigations to avoid potential impacts or to reduce them to a level of insignificance. The DEIR also recommends additional mitigation measures for impacts other than goal, objective and policy statements related to a number of topics. This addendum uses the same format and approach as the draft *Environmental Impact Report*. The topical setting is described, the potential impacts discussed, and the suggested policies/mitigations measures are listed. The text describes the revision, deletion, addition, and renumbering of goals, objectives, policies, and implementation measures used to assure that the potential impacts resulting from plan implementation will be insignificant.

3.2 TOPOGRAPHY

Setting

The discussion of the topographic setting contained in Section 3.1 of Volume III, *Environmental Setting Document*, is still accurate, and is unchanged as a result of the revised draft *General Plan*.

Impacts

Identified Impact Nos. 3.2.1-1 and 3.2.1-2 on pages 4-2 and 4-5 of the EIR are still valid, yet their potential is reduced because the build out projections townwide have been reduced, and therefore the potential for excessive cuts and fills on steep slopes, and for the modification of ridgelines is lessened.

Policy/Mitigation

The policy statements contained in the original draft *General Plan* that act to mitigate potential topographic impacts such as excessive cuts and fills and modification of ridge lines, all remain in the revised draft *General Plan*, except for LUP-2 and OCEP-27.

- LUP-2 has been revised to read:

  The environmental and infrastructure constraints analysis system should to determine future zoning classifications, land use densities, and to evaluate future development projects.

- OCEP-27 has been revised to read:

  Protective land use designations and zoning classifications should established for sensitive lands such as areas of resource production, steep canyons, and stream corridors, and areas or significant natural resource value.

- In addition, identified policy OCEP-17 has been renumbered to OCEP-21.

Conclusions

Even though the potential impacts to topography resulting from future build out and construction activities has been reduced in the revised draft *General Plan*, the policy statements/mitigation measures are still in place to assure that any resultant effects on the topographic setting of the town will be less than significant.

3.3 GEOLOGY/SEISMICITY

Setting

The discussion of the geologic/seismicity setting contained in Section 3.2 of Volume III, *Environmental Setting Document*, is still accurate and unchanged as a result of the revised draft *General Plan*.

Impacts

Identified Impact Nos. 3.3-1, 3.3-2 and 3.3-3 listed on 4-7 and 4-8 of the EIR are still valid under the revised draft *General Plan*, because as the town grows and develops, people will still be exposed to potential hazards associated with earthquakes, landslides, volcanic eruption and dam inundation. However, because the projected build out and ultimate population over the fifteen-year planning period has been lessened, the potential impacts have likewise been lessened.

Policy/Mitigation

The policy statements contained in the draft *General Plan* that are intended to mitigate potential geologic and seismic impacts/hazards to a level of insignificance still remain in the revised draft *General Plan*. However, SI-6 and SI-7 have been combined and renumber to SI-5, and SI-8 has been renumbered to SI-6.

Conclusions

Even though the projected build out and future population growth have been reduced in the revised draft *General Plan*, the potential geologic/seismic hazards will still exist. The goals, objective, policies and implementation measures intended to mitigate these potential impacts have been retained to assure that the potential effects will be less than significant.

3.4 SOILS

Setting

The discussion provided in Section 3.4 of Volume III, *Environmental Setting Document*, is still accurate, and is unchanged as a result of the revised draft *General Plan*.

Impacts

Identified Impact Nos. 3.4-1 and 3.4-2 on pages 4-11 and 4-14 of the draft EIR are still valid, yet their potential has been reduced because the build out potential and population projections have been reduced.

Policy/Mitigation

The policy statements contained in the original draft *General Plan* that are intended to mitigate potential impacts to soils, such as conversion of agricultural and timber lands to urban uses, and disturbance/erosion of soils all remain in the revised draft *General Plan*, yet have been renumbered.

- In addition, LUP-84 has been renumbered to LUP-70 and modified to read:

  Encourage Butte County to maintain the urban reserve policy for the area south of town limits and work with Butte County officials to develop appropriate policies for the growth and development of the area north of Paradise.

Conclusions

Even though the potential impacts to soils resulting from future build out have been reduced in the revised draft *General Plan*, the policy statements/mitigation measures are still in place to assure that the effects on soils in the town resulting from plan implementation will be less than significant.

3.5 AIR QUALITY

Setting

The description of air quality in the Paradise planning area contained in Sections 4.2 and 16.4 of Volume III, *Environmental Setting Document*, is still accurate and unchanged as a result of the revised draft *General Plan*.

Impacts

Identified Impact Nos. 3.5-1, 3.5-2 and 3.5-3 listed on pages 4-16 and 4-19 of the draft EIR are still valid under the revised draft *General Plan*. These identified impacts include a potential cumulative degradation of regional air quality resulting from build out and increased automobile usage, generation of air pollution resulting from construction activities, and a potential increase in source emissions resulting from increased industrial and business developments. However, the potential for these impacts is lessened in the revised draft *General Plan*, because build out projections and population estimates have been reduced.

Policy/Mitigation

The policy statements contained in the draft *General Plan* that are intended to lessen the potential air quality impacts resulting from plan implementation still remain in the revised draft *General Plan*, yet have been renumbered. In addition, some of the policy statement have been modified.

- OCEI-15 has been renumbered to OCEI-25, and modified to read:

  Eliminate leaf burning after establishing a program for disposing of yard debris in an environmentally sensitive manner.

- In addition, original CP-15, CP-12, OCEI-14 and OCEI-31 have been deleted because they were either redundant or infeasible.

Section 3.5 in the draft EIR also includes an important mitigation measure (No. 3.5-1 on page 4-20) beyond the draft *General Plan* policy statements. It calls for the Butte County Air Pollution Control District to install and maintain an air monitoring station in the Town of Paradise. Comments received from the Butte County APCD on the draft EIR were not adverse to this suggested mitigation measure.

Conclusions

Even though the build out projections and population estimates have been reduced in the revised draft *General Plan*, significant cumulative impacts to the local and regional air quality will result from implementation. This is due to the fact that all of Butte County is currently not in compliance with state air quality standards. Any increase in ozone or PM-10 resulting from mobile source emission will add to the cumulative degradation of air quality. However, the reduction in build out and projected future population represents less of a contribution to the cumulative impacts than proposed in the original draft *General Plan*, and analyzed in the draft EIR.

The mitigation measure calling for the Butte County APCD to install and maintain an air monitoring station in the town is still appropriate because of the areawide status as a nonattainment area for ozone.

3.6 HYDROLOGY

Setting

The discussion of the hydrologic setting, water quality, and town and district responsibilities contained in Section 5.0 of Volume III, *Environmental Setting Document*, is still accurate and unchanged as a result of the revised draft *General Plan*.

Impacts

The potential impacts to the town hydrologic setting resulting from *General Plan* implementation identified in the draft EIR include, on and offsite flooding, degradation of surface water quality and contamination of the watershed, degradation of groundwater quality, and the potential to encounter unsafe drinking water. All of these identified potential impacts are valid under the revised draft *General Plan*, because opportunities for land use development and construction activities will continue to be available during the fifteen-year planning period. However, because the build out projections and resulting population estimates have been reduced, the potential for these impacts to occur and be significant is reduced.

Policy/Mitigation

The policy statements contained in the draft *General Plan* that are intended to lessen potential impacts to the local hydrologic setting and water quality are for the most part retained in the revised draft *General Plan*. However, the following have been deleted because they are either redundant, infeasible, or they no longer are applicable: SP-10, OCEP-38, LUP-16, LUI-7, OCEI-40.

- In addition LUP-15 has been renumbered to LUP-19, and modified to read:

  Land Use densities should primarily be based upon the degree of infrastructural and environmental constraints affecting properties in the town.

- LUP-57 has been renumbered to LUP-47, and modified to read:

  Residential densities shall be consistent with the standards for onsite wastewater disposal, and other infrastructural constraints, and should provide for minimum lot sizes of one-third acre in new developments.

Mitigation Measure No. 3.6-1 on page 4-29 of the draft EIR calls for compliance with federal storm water collection and disposal standards. This mitigation measure is still valid and is retained.

Conclusions

Even though the project build out and population estimates have been reduced in the revised draft *General Plan*, potential hydrologic impacts still exist. The policies and mitigation measures intended to lessen potential impacts to a level of insignificance have been retained, modified, and/or deleted based upon their applicability given the revisions to the draft *General Plan*.

3.7 VEGETATION AND WILDLIFE

Setting

The description of vegetation and wildlife in the planning area found in Section 6.0 of Volume III, *Environmental Setting Document*, is still valid and unchanged as a result of the revised draft *General Plan*.

Impacts

The potential impacts to wildlife and vegetation resulting from build out under the draft *General Plan* include potential loss of vernal pools and wetlands (secondary study area), potential impacts to wildlife resources, and potential loss of sensitive plant populations. All of these potential impacts are valid, yet reduced under the revised draft *General Plan*, because build out and population growth have been reduced.

Policy/Mitigation

The policy statements contained in the draft *General Plan* intended to lessen potential impacts to vegetation and wildlife resources have for the most part been retained in the revised draft *General Plan*. However, all have been renumbered and the following have been modified or deleted:

- OCEP-27 has been modified to read:

  Protective land use designations and zoning classifications should be established for sensitive lands such as areas for resource protection, steep canyons, and stream corridors, and areas of significant natural resource value.

- OCEP-3 has been deleted because it could produce other significant environmental impacts.

- OCEP-6 has been deleted because it is financially infeasible.

- OCEP-7 has been deleted because it is redundant.

In addition, the draft EIR recommends a number of mitigation measures separate from the *General Plan* policies that are intended to reduce potential impacts to a level of insignificance. These include Mitigation Measure Nos. 3.7-1, 3.7-2, 3.7-3 and 3.7-4. These suggested mitigation measures are still valid and recommended for adoption.

Conclusions

Even though the projected build out and population estimates have been reduced in the revised draft *General Plan*, the potential impacts to wildlife and vegetation will still exist, but to a lesser degree. Regardless, the majority of policy statements and mitigation measures designed to lessen these impacts have been retained in the revised draft *General Plan*.

Impacts upon wildlife resources is no longer considered a significant unavoidable cumulative impact because residential densities in the southern portion of town have been drastically reduced, the revised draft *General Plan* emphasizes growth management based upon environmental and infrastructural constraints, the existence of the town tree ordinance, and the lack of vernal pools or wetlands within the primary planning area.

3.8 NOISE

Setting

The discussion of the Paradise noise environment contained in Section 7.0 of Volume III, *Environmental Setting Document*, is still accurate and unchanged as a result of the revised draft *General Plan*.

Impacts

The identified potential noise impacts resulting from *General Plan* implementation listed on pages 4-40, 4-41 and 4-43 of the original draft EIR are still valid under the revised draft *General Plan* because as the town grows and develops, roadway noise will increase, the Skypark Airport may expand, and new noise sources may be introduced into the community. However, because build out projections and population estimates have been reduced, it is anticipated that potential noise impacts will likewise be reduced over the fifteen-year planning period.

Policy/Mitigation

The policy statements contained in the original draft *General Plan* that are intended to lessen potential noise impacts still remain in the revised draft *General Plan*, with the exception of NP-10, which has been deleted because it is redundant with other policy statements.

Conclusions

Even though the projected build out and population estimates have been reduced in the revised draft *General Plan*, the policy statements and mitigation measures intended to lessen potential noise impacts have been retained.

3.9 LIGHT AND GLARE

Setting

The description of light and glare in the Paradise community contained in Section 8.0 of Volume III, *Environmental Setting Document*, is still accurate and unchanged as a result of the revised draft *General Plan*.

Impacts

The identified impacts listed on page 4-45 of the draft EIR are still valid under the revised draft *General Plan*. The potential for light and glare resulting from development in previously undeveloped areas will be reduced because development opportunities, in terms of potential build out have been reduced. However, some degree of potential new sources of light and glare still remain.

Policy/Mitigation

The policy statements contained on page 4-46 of the draft EIR (CI-20 and OCEP-60) have been deleted in the revised draft *General Plan*, because they were either infeasible or the intent is accomplished by other means, such as existing town adopted ordinances.

Conclusions

Even though the build out projections and population estimates have been reduced in the revised draft *General Plan*, the potential light and glare impacts resulting from *General Plan* implementation still remain to some degree. However, it is anticipated that the existing zoning, subdivision, building, and other town ordinances and codes will successfully regulate construction to eliminate potential light and glare impacts. Therefore, no policy statements or separate mitigation measures are necessary in the revised draft *General Plan*.

3.10 LAND USE AND POPULATION

Setting

The description of land use and population in the Paradise planning area contained in Sections 9.0 and 11.0 of Volume III, *Environmental Setting Document*, are still accurate and valid under the revised draft *General Plan*. The land use designation map has been revised to reduce potential build out and ultimate population growth. Table 3.3-1 in the draft EIR (2-2 in Volume I, *draft Policy Document*), has also been revised to clearly show the new build out and population estimates resulting from the revised draft *General Plan*.

Impacts

The potential impacts to land use and population resulting from implementation of the revised draft *General Plan* listed on pages 4-49, 4-50 and 4-51 of the draft EIR are still valid. However, the potential has been decreased because of a reduction in the build out projects and population estimates in the revised draft *General Plan*.

Policy/Mitigation

Even though build out projections and population estimates have been reduced, most of the policy statements contained in the original draft *General Plan* intended to lessen impacts associated with land use and population have been retained in the revised version. However, all have been renumbered, and the following have been either modified, or deleted:

- LUG-2 has been modified to read:

  Accommodate a rate of growth consistent with the physical and infrastructural limitations in Paradise.

- LUG-17 has been deleted because of redundancy.

- LUP-55 has been renumbered to LUP-45 and modified to read:

  New higher density land use development should only be permitted in areas compatible with surrounding land uses, infrastructure capabilities, and established service levels.

- LUP-92 has been deleted because the sewer project is no longer active.

- SP-14 has been deleted because of redundancy.

- OCEG-1 has been deleted because of redundancy.
- OCEG-2 has been deleted because of redundancy.
- OCEG-6 has been revised to read:

  Preserve and protect naturally sensitive areas, and significant natural features in Paradise, such as trees, views, stream courses, wildlife habitat and clean air.
- LUP-87 has been deleted because of redundancy.
- LUP-88 has been deleted because its intent is covered by existing town ordinances.

Conclusions

Even though the build out projections and population estimates have been reduced in the revised draft *General Plan*, the policy statements/mitigation measures have for the most part been retained. Many have been renumbered to reflect editing for redundancy and/or the combining of goals and policies. Some have been modified to better reflect the growth management thrust of the plan.

3.11 HOUSING

Setting

The description of housing in Paradise contained in Section 12.0 of Volume III, *Environmental Setting Document*, has been expanded to provide additional background information. The original discussion is still valid, yet enhanced by the new language.

Impacts

The potential impacts to the town and its housing stock resulting from the implementation of the housing element have been lessened because the build out projections and population estimates have been reduced. However, the identified potential impacts are still valid to some degree.

Policy/Mitigations

The policy statements contained in the draft *General Plan* have been renumbered and the following have been either deleted or modified to reflect the revisions to the housing element:

- HG-1 has been renumbered to HG-3 and modified as follows:

  Develop objectives that will lead to the provision of affordable housing as required by the California Department of Housing and Community Development and the Butte County Association of Governments.

- HG-5 has been renumbered to HG-2 and modified as follows:

  Achieve an adequate supply of safe, decent housing for all the citizens of Paradise.

- HG-6 has been renumbered to HG-1 and modified as follows:

  Encourage the production of all housing types, from affordable to exclusive, consistent with the overall goals, objectives and policies of the Paradise *General Plan*.

- HO-3 has been deleted and its intent incorporated into other objectives.

- HP-12 has been deleted.

- HP-15 has been renumbered to HP-1 and modified as follows:

  The town shall encourage a full range of housing types, including both lower and higher density housing, as physical and infrastructure constraints permit.

Conclusions

The housing element in the revised draft *General Plan* has been geared towards rehabilitation of existing units rather than the creation of new units. Even with the reduced build out projections and population estimates, many of the policy statements/mitigations have been retained, or modified to reflect the revised approach to housing. It is anticipated that the policy statements contained in the revised policy document will assure that impacts related to the provision of housing will be lessened to a level of insignificance.

3.12 HEALTH HAZARDS AND SAFETY

Setting

The description of the existing conditions related to health and safety hazards contained in Section 10.0 of Volume III, *Environmental Setting Document*, is still accurate and unchanged as a result of the revised draft *General Plan*.

Impacts

The identified health and safety impacts contained on pages 4-56 and 4-57 of the draft EIR are still valid under the revised draft *General Plan*. These potential impacts include exposure to nuisance and disease vectoring mosquitos and ticks, and increased traffic congestion leading to potential degradation of evacuation routes. However, the reduced build out projections and population estimates will reduce these impacts accordingly.

Policy/Mitigations

The policy statements/mitigation measures contained in the draft *General Plan* that are intended to lessen potential impacts related to health and safety hazards still remain in the revised draft *General Plan*. However, policy CP-8 has been renumbered to CP-6.

Conclusions

While the potential impacts related to health and safety hazards has been reduced as a result of the revised draft *General Plan*, the policy statements and mitigation measures remain unchanged. This will assure that potential impacts are lessened to a level of insignificance.

3.13 TRANSPORTATION AND CIRCULATION

Setting

The description of the transportation and circulation setting in Paradise contained in Section 13.0 of Volume III, *Environmental Setting Document*, and the traffic data tables (Appendix "F") in the same document are still accurate

and unchanged as a result of the revised draft *General Plan*. The circulation diagram has been modified to better reflect the growth management thrust of the revised *General Plan*.

Impacts

The identified transportation and circulation impacts listed on pages 4-59 and 4-65 of the draft EIR are still valid under the revised draft *General Plan*. These potential impacts include cumulative increases in traffic, increases in congestion on many local streets, and specific cumulative impacts to Pearson Road, because of a lack of east-west connector streets in the southern portion of town. Based upon the reduction of estimated population and reduced build out projections over the fifteen-year planning period contained in the revised draft *General Plan*, these impacts will likewise be reduced. In addition, the proposed business park land use designation for lands along lower Neal Road has been deleted to eliminate the potential adverse traffic/circulation impacts that could require road widening.

Policy/Mitigation

The policy statements/mitigation measures contained in the draft *General Plan* that are intended to lessen potential transportation and circulation impacts still remain in the revised draft *General Plan*. However, because of the reduction in build out projections and population estimates, the calculated average daily traffic volumes have been reduced, yet CP-1 has been retained to strive for a planning area level of service (LOS) "D" or better. The "D" level of service (LOS) would potentially be reached upon build out along the central portion of the Skyway within the town.

In addition, suggested Mitigation Measure No. 3.13-1 on page 4-66 of the draft EIR has been modified to eliminate Roe Road as a possible east-west roadway connection during the fifteen-year planning period. With reduced build out and ultimate population in the revised draft policy document, the need for east-west roadway connections is potentially lessened.

The "S-R" (Suburban-Residential) land use designation identified in Section 3.13 of the draft EIR has been modified to "R-R" (Rural-Residential). In addition Tables 3-13-3, 3.13-5 and 3.13-6 have been revised to be consistent with the growth management thrust of the draft *General Plan*.

Conclusions

The reduction in potential build out and estimated future population in the revised draft *General Plan* will lessen potential impacts related to transportation and circulation. Some of the policy statement(s) and mitigation measures have been revised, yet will still assure that alternatives for resolving any significant adverse impacts related to traffic can be successfully mitigated.

TABLE 3.13-3
LAND USE INCREASES
AND AVERAGE DAILY TRIP GENERATION

Land Use	Dwelling Units	1,000 Square Feet	Average Daily Trips	Average Daily Trips
A-R (Agricultural-Residential)	1,253		7,142	
R-R (Rural-Residential)	1,908		10,876	
T-R (Town-Residential)	156		1,185	
M-R (Multi-Family Residential)	537		2,954	
N-C (Neighborhood-Commercial)		38.670		1,307
C-C (Central-Commercial)		87.120		3,485
T-C (Town-Commercial)		451.380		18,298
B-P (Business-Park)		572.100		25,401
L-I (Light-Industrial)		1006.240		562
C-S (Community-Service)		196.020		2,941
Totals	**3,854**	**2,675,924**	**22,157**	**51,994**

Source: Dowling Associates, 1992.

TABLE 3.13-5
DETAIL OF AVERAGE DAILY TRIP GENERATION

Traffic Zone	Land Use	Dwelling Units	1,000 Square Feet	Daily Trip Rate	Daily Two-way Trips
1	T-R	10		7.66	76.6
1	R-R	10		7.66	76.6
1	T-C		60.100	40.00	2404
2	R-R	15		7.66	114
3	T-R	10		7.66	76.6
3	R-R	15		7.66	115
4	R-R	20		7.66	154
5	C-S		65.340	15.00	980
5	R-R	20		7.66	154
6	A-R	10		7.66	76.6
6	R-R	56		7.66	535
7				15.00	0
8				15.00	0
9				15.00	0
10	A-R	9		7.66	68
10	R-R	57		7.66	436
11	A-R	6		7.66	46
11	R-R	21		7.66	160
11	T-C		10.780	40.00	431
11	N-C		11.000	40.00	440
12	R-R	6		7.66	46
12	T-C		10.890	40.00	436
13	R-R	21		7.66	160
14	A-R	28		7.66	214
14	R-R	25		7.66	192
15	R-R	3		7.66	22
16	A-R	35		7.66	268
16	R-R	80		7.66	612

Traffic Zone	Land Use	Dwelling Units	1,000 Square Feet	Daily Trip Rate	Daily Two-way Trips
17	T-R	12		7.66	91.92
18	R-R	10		7.66	76.6
19	R-R	10		7.66	76.6
20	T-C		10.890	40.00	436
21	T-C		10.890	40.00	436
22	M-F	12		5.50	66
22	R-R	47		7.66	360
23	T-R	16		7.66	123
23	M-F	11		5.50	60.5
23	R-R	30		7.66	230
24	R-R	6		7.66	46
25				15.00	0
26				15.00	0
27				15.00	0
28	M-F	8		5.50	44
29	T-R	17		7.66	130
30				15.00	0
31	T-C		36.480	40.00	1459
32	T-C		17.970	40.00	719
32	T-R	8		7.66	62
33	R-R	30		7.66	230
33	T-C		38.115	40.00	1525
34	R-R	20		7.66	153
35	C-C		87.120	40.00	3485
35	T-C		10.890	40.00	436
36	M-F	75		5.50	412.5
37	T-C		21.780	40.00	871
38	R-R	50		7.66	384
39	R-R	30		7.66	230
39	T-R	20		7.66	153
40	A-R	10		7.66	76.6

Traffic Zone	Land Use	Dwelling Units	1,000 Square Feet	Daily Trip Rate	Daily Two-way Trips
40	N-C		10.890	120.00	1307
40	R-R	30		7.66	230
40	T-R	10		7.66	76.6
41	A-R	3		7.66	22
41	R-R	40		7.66	306
41	T-R	14		7.66	107
42	A-R	3		7.66	22
42	R-R	54		7.66	414
42	T-C		21.780	40.00	871
43	A-R	3		7.66	22
43	R-R	54		7.66	414
44	A-R	2		7.66	16
44	R-R	54		7.66	414
46	R-R	50		7.66	384
47	C-S		21.780	15.00	327
48				15.00	0
49	R-R	14		7.66	108
50	A-R	10		7.66	76.6
50	M-F	200		5.50	1100
51	R-R	165		7.66	1602
51	M-F	21		5.50	115.5
51	T-C		21.780	40.00	871
52	L-I		729.630	6.97	5086
53	A-R	59		7.66	452
53	L-I		196.020	6.97	1366
54	A-R	50		7.66	383
54	R-R	47		7.66	360
55	A-R	50		7.66	383
55	R-R	50		7.66	383
56	M-F	30		5.50	165
56	R-R	20		7.66	154

Traffic Zone	Land Use	Dwelling Units	1,000 Square Feet	Daily Trip Rate	Daily Two-way Trips
57	A-R	60		7.66	460
57	R-R	75		7.66	575
58	R-R	42		7.66	322
58	T-C		10.890	40.00	436
59	A-R	61		7.66	467
59	M-F	15		5.50	82.5
59	R-R	30		7.66	230
59	T-C		10.890	40.00	436
60				15.00	0
61	R-R	40		7.66	306
62	A-R	56		7.66	429
62	T-R	3		7.66	22
63	T-C		21.780	40.00	871
64	T-C		10.890	40.00	436
65	R-R	93		7.66	712
65	T-R	20		7.66	153
66	A-R	120		7.66	919
66	R-R	65		7.66	498
67				15.00	0
68				15.00	0
69	T-C		43.560	40.00	1742
70	M-F	23		5.50	126.5
70	T-C		38.115	40.00	1525
70	T-R	3		7.66	22
71	R-R	5		7.66	38
72	A-R			7.66	0
72	T-C		10.890	40.00	436
72	T-R	24		7.66	184
73	L-I		80.586	6.97	562
74	B-P		300.200	14.37	4314
74	C-S		108.900	15.00	1634

Traffic Zone	Land Use	Dwelling Units	1,000 Square Feet	Daily Trip Rate	Daily Two-way Trips
75	R-R			7.66	0
76	A-R	58		7.66	444
77	A-R	8		7.66	62
77	R-R	258		7.66	1976
78	A-R			7.66	0
78	R-R			7.66	0
78	M-F			5.50	0
79	A-R	558		3.76	2098
79	A-R	390		3.76	1466
80	M-F	100		5.50	550
80	R-R	20		7.66	153.20

Source: Dowling Associates, 1992.

TABLE 3.13-6
PROJECTED TRAFFIC VOLUMES, LANE REQUIREMENTS CLASSIFICATION AND LEVELS OF SERVICE

Roadway Segment	Existing Two-Way Volume	Projected Two-Way Volume	Proposed Lanes (#)	Divided/ Undivided	Proposed Classification	LOS D Threshold	LOS
Skyway							
South of Neal	20,370	23,726	4	D	Arterial	27,000	C
Neal to Pearson	26,880	40,301	4/6	D	Arterial	27,000/40,000	F/D-E
Pearson to Elliott	22,372	32,651	4/6	D	Arterial	27,000/40,000	F/C
Elliott to Oliver	24,258	34,578	4/6	D	Arterial	27,000/40,000	F/C-D
Oliver to Maxwell	22,218	31,786	4/6	D	Arterial	27,000/40,000	F/C
Maxwell to Bille	21,490	29,830	4/6	D	Arterial	27,000/40,000	F/C
Bille to Wagstaff	15,554	22,890	4	D	Arterial	27,000	C
Wagstaff to Clark	11,298	16,937	4	U	Arterial	21,000	C
Clark to Pentz	15,316	20,088	4	U	Arterial	21,000	D
North of Pentz	15,008	20,557	4	D	Arterial	27,000	C
Clark Road							
South of Pearson	8,010	18,074	4	U	Arterial	21,000	C
Pearson to Elliott	14,570	22,076	4	D	Arterial	27,000	C
Elliott to Bille	16,930	24,153	4	D	Arterial	27,000	C
Bille to Wagstaff	16,980	21,504	4	D	Arterial	27,000	C
Wagstaff to Skyway	9,180	11,978	2	D	Arterial	13,000	C
Pentz Road							
South of Pearson	4,630	7,780	2	U	Collector	8,000	C
Pearson to Bille	3,590	8,765	2	D	Collector	9,000	C
Bille to Skyway	4,910	6,270	2	U	Collector	8,000	C
Neal Road							
South of Skyway	3,934	5,302	2	U	Collector	16,000	C
Pearson Road							
Skyway to Clark	10,850	19,187	4	U	Arterial	21,000	C
Clark to Edgewood	6,310	12,690	2	U	Arterial	13,000	D
Edgewood to Pentz	4,340	8,826	2	U	Arterial	10,500	C
Elliott Road							
Skyway to Clark	11,396	14,942	4	U	Arterial	21,000	D
Clark to Sawmill	7,500	8,027	2	U	Collector	8,000	D
Sawmill to Pentz	N/A	3,347	2	U	Collector	8,000	C
Bille Road							
Skyway to Clark	8,246	12,012	2	U	Arterial	13,000	D
Clark to Sawmill	5,390	8,675	2	D	Collector	9,000	D
Sawmill to Pentz	3,720	6,567	2	U	Collector	8,000	C
Wagstaff Road							
Skyway to Clark	6,146	8,595	2	U	Arterial	10,500	C
Clark to Pentz	5,490	7,369	2	U	Collector	9,000	C
Sawmill Road							
Pearson to Bille	2,420	2,670	2	U	Collector	8,000	C
South of Pearson	830	1,178	2	U	Collector	8,000	C

Roadway Segment	Existing Two-Way Volume	Projected Two-Way Volume	Proposed Lanes (#)	Divided/ Undivided	Proposed Classification	LOS D Threshold	LOS
Rocky Lane Wagstaff to Skyway	924	924	2	U	Collector	8,000	C
Maxwell Drive Elliott to Skyway	2,996	3,249	2	U	Collector	8,000	C
Central Park Drive Maxwell to Clark	2,160	2,601	2	U	Collector	8,000	C
Nunneley Road Pearson to Sawmill	2,730	3,123	2	U	Collector	8,000	C
Buschmann Road Foster to Clark	2,560	2,631	2	U	Collector	8,000	C
Roe Road Neal to Foster	500	1,000	2	U	Collector	8,000	C
South Libby Road South of Pearson	500	1,000	2	U	Collector	8,000	C
Edgewood Lane South of Pearson	500	1,000	2	U	Collector	8,000	C

Source: Dowling Associates standard traffic model - figures are projected for the year 2008.

3.14 PUBLIC FACILITIES AND SERVICE

Setting

The descriptions of Paradise law enforcement, fire protection, solid waste, schools, and park and recreation facilities contained in Chapter 14 of Volume III, *Environmental Setting Document*, are still accurate and valid under the revised draft *General Plan*. The discussion of wastewater found in Section 14.9 of that document has been revised to reflect the changes in the revised plan.

Impacts

The identified potential impacts to public services resulting from implementation of the draft *General Plan* are all still valid under the revised draft *General Plan* except for Impact No. 3-14.10. This impact relates to the potential effects of constructing a formal community collection sewer system, which was a strong assumption in the original plan. The revised draft *General Plan* states that discussions concerning some form of community sewer system may occur within the fifteen-year life of the plan, but it no longer is an objective calling for construction to be completed with three to four years after plan adoption. It is therefore concluded that the potential for impacts resulting from the construction activities are significantly reduced.

In addition, it is assumed that because the build out projections and population estimates have been reduced, potential impacts resulting from plan implementation will likewise be reduced.

Policy/Mitigation

Most of the policy statements/mitigations measures listed to offset the potential impacts related to public services have been retained in the revised draft *General Plan*. All have been renumbered, and the following have been deleted because of redundancy and/or they are no longer needed to provide mitigation: LUP-19, LUP-20, LUI-14, OCEP-20, OCEP-34, OCEP-41.

- In addition, LUP-25 has been revised to read:

  The town should designate general locations for new schools, fire stations, and parks/open space, in the planning area, and shall reflect the general location of these future facilities on the land use diagram. The actual location of fire stations shall be in conformance with the criteria established in the safety element. The actual location of new parkland shall be in conformance with the criteria established in the open space/conservation/energy element.

- SI-6 has been renumbered SI-5, and has been combined with original SI-7.

- LUP-11 has been renumbered to LUP-14, and revised to read:

  Growth and land use development should be linked to the availability of public services and facilities, and to the degree of overall infrastructural and environmental constraints affecting property in the Town of Paradise.

Conclusions

Even though the projected build out and population estimates have been reduced as a result of the revised draft *General Plan*, the policy statements and mitigation measures have basically been retained. Some have been either modified or deleted depending upon their applicability given the thrust of the revised draft *General Plan*.

Increased water consumption is no longer considered a significant unavoidable cumulative impact because of the dramatic reduction in potential build out and total population estimates in the planning area. In addition, the revised draft *General Plan* emphasizes growth management based upon environmental and infrastructural constraints analysis. If domestic water service or water for fire protection cannot be assured, a development proposal cannot be approved by the town.

3.15 SCENIC AND CULTURAL RESOURCES

Setting

The description of the town history, and scenic and cultural resources within the planning area contained in Sections 3.1 and 3.15 of Volume III, *Environmental Setting Document*, are still valid and accurate under the revised draft *General Plan*.

Impacts

The two identified impacts relating to scenic and cultural resources involve the potential disturbance of archaeological sites and scenic resources resulting from implementation of the plan and future build out. These impacts still have the potential to occur, yet their likelihood are lessened because of the reductions in build out potential and population estimates.

Policy/Mitigation

Most of the policy statements/mitigation measures contained in the draft *General Plan* intended to lessen potential impacts upon cultural resources have been retained in the revised draft *General Plan*. However, all have been renumbered, and some have been deleted because they were either redundant, infeasible, or no longer necessary. The following policy statements have been deleted: LUP-79, LUP-66, OCEP-44, OCEP-66, OCEI-26, OCEI-28.

Conclusions

The reduction in build out projections and population estimates reduces the potential for the impacts to occur. The remaining policy statements and mitigations measures provide reasonable and appropriate assurances that all potential impacts to cultural resources will be lessened to a level of insignificance.

4.0 SUMMARY OF POTENTIAL IMPACTS

The draft EIR concludes that implementation of the original draft *General Plan* would result in the following three significant unavoidable cumulative impacts:

1. Degradation of air quality
2. Increased water consumption
3. Degradation of wildlife resources

Air Quality

While the degradation of air quality must still be considered an unavoidable cumulative impact, its severity has been significantly reduced by the reduction in potential build out units and total population estimates established in the revised draft *General Plan*.

Water Consumption

Water consumption will increase as a result of the revised draft *General Plan*. Obviously, the demand for domestic water service and water for fire protection will not be as great with the implementation of the revised plan, because

build out projections and population estimates have been reduced. In addition, the revised draft *General Plan* emphasizes a growth management strategy based upon the analysis of environmental and infrastructural constraints. If domestic water service or water for fire protection cannot be delivered to a proposed development in the future, the development cannot be permitted under the policies of the revised draft *General Plan*.

Wildlife

As a result of the revised draft *General Plan*, the degradation of wildlife resources has been reduced to a level of insignificance. This is due to the dramatic reduction of potential residential densities in the southern portion of town, the existence of the town tree ordinance, reduced densities and intensities in the southerly secondary planning area, and the lack of wetlands and/or vernal pool areas within the primary study area. In addition, the revised draft *General Plan* emphasizes a growth management strategy based upon environmental and infrastructural constraints.

5.0 GENERAL PLAN ALTERNATIVES

The discussion of *General Plan* (project) alternatives found in Chapter four of the draft EIR is still valid and important. However, the revised draft *General Plan* constitutes a sixth alternative for consideration. Alternatives one through four were created by the four citizen subcommittees, and the fifth, which is described as the environmentally superior alternative was a hybrid of the first four. The General Plan Revision Steering Committee had melded many of the components of the four citizen subcommittee alternatives into a "preferred alternative, which become the draft *General Plan*.

The revised draft *General Plan* as described in the second section of this EIR addendum, is considered a more environmentally superior alternative than the previous "preferred alternative" (original draft *General Plan*) for the following reasons:

1. Build out projections in both the primary and secondary planning areas have been significantly reduced.

2. Population estimates within the planning area have been significantly reduced.

3. The safeguards, standards, and mitigation measures contained in the original draft *General Plan* intended to prevent incompatible and significantly increased growth in the secondary and tertiary planning areas have been retained in the revised draft *General Plan*.

6.0 MANDATORY CEQA SECTIONS

Sections 5.1 through 5.5 of the draft EIR are still accurate and valid as a result of the revised draft *General Plan*. The identification of air quality and water consumption as significant cumulative impacts still exist, yet are reduced because build out projections and population estimates have been significantly reduced.

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